

**MINUTES
SELECTMEN'S MEETING
GRIFFIN ROOM, TOWN HALL
WEDNESDAY, FEBRUARY 10, 2016
6:30 P.M.**

APPROVED

SELECTMEN PRESENT: Brown, Cebula, Hughes, LaMantia, MacAskill

OTHERS PRESENT: Town Administrator Christopher Clark, Assistant Town Administrator Charleen Greenhalgh, Andy Gould, Dana DeCosta, Jack Brown, and others.

MEETING CALLED TO ORDER at 6:30 p.m. by Chairman Hughes.

Chairman Hughes reported that at 5:30 the Board had convened an Executive Session regarding the Town Administrator's Contract and an extension of the Sutphin property Purchase and Sale Agreement.

Chairman Hughes called for a moment of silence on the passing of Arv Groswald, former Finance Committee member.

CONSENT AGENDA

- A. Vote to waive the policy deadline and approve the nomination of David R. Scannell to the Harwich Hall of Fame
- B. Approve and sign the Presidential Primary Warrant

Ms. Brown moved approval of the Consent Agenda. Mr. LaMantia seconded the motion and the motion carried by a unanimous vote.

PUBLIC HEARINGS/PRESENTATIONS *(Not earlier than 6:30 P.M.)*

- A. Public Hearing – Application for a Seasonal, Common Victualler, All Alcoholic Beverages License for Hot Stove, Inc. d/b/a Hot Stove at Cranberry Valley

Ms. Brown read the hearing notice into record and Chairman Hughes opened the hearing. Mr. Clark noted that the file is in order. Chairman Hughes called for comments from the public and no one appeared before the Board. He closed the public hearing. Ms. Cebula moved to approve the application for a Seasonal, Common Victualler, All Alcoholic Beverages License for Hot Stove, Inc. d/b/a Hot Stove at Cranberry Valley. Ms. Brown seconded the motion and the motion carried by a unanimous vote.

- B. Public Hearing – Application for a Seasonal, Common Victualler, All Alcoholic Beverages License for Ember Pizza, Inc. d/b/a Ember

Ms. Brown read the hearing notice into record and Chairman Hughes opened the hearing. Joseph Fritz of South Side Condominiums appeared before the Board. He stated that his condo unit abuts Ember's parking lot said he has no objection to the license. He asked if this is going to change the hours of operation and noted concerns with overflow parking as many time cars are parking on the

sidewalk on Bank Street in front of their condo, will this cause them to have more patrons and is the parking sufficient to handle it. He also noted he has concerns with alcohol being tossed in their fire pit as it is more flammable than beer and wine. He stated that he had an issue when someone tossed a cigarette into the mulch that abuts the property causing the mulch and sections of fence to go on fire and that he had to replace the sections of fence. He added that increased patronage will increase the noise. Chairman Hughes asked the applicant to address the concerns. Griffin Brackett said parking and seating will remain the same. He stated that they are just adding liquor as some people prefer a cocktail rather than beer and wine. With regard to parking, he noted that they tell people they can't park anywhere but their lot and he doesn't think this will cause any changes to occur. He said he saw the fence but didn't know what happened or where the fire started. Chairman Hughes suggested that Mr. Brackett speak to Mr. Fritz about this and Mr. Brackett agreed. Mr. Brackett added that they haven't had issues with people putting stuff in the fire pit. Chairman Hughes closed the hearing. Ms. Brown moved to approve the application for a Seasonal, Common Victualler, All Alcoholic Beverages License for Ember Pizza, Inc. d/b/a Ember. Mr. MacAskill seconded the motion and the motion carried by a unanimous vote.

C. Presentation of the FY 17 Budget and Budget Message to the Selectmen and Finance Committee by the Town Administrator

Mr. Clark provided a Power Point presentation of the FY 17 Budget and Budget Message and took questions and comments from the Board and Finance Committee.

OLD BUSINESS

A. Non-Binding Ballot Question for the Harwich Middle School Building – *discussion and possible vote*

Ms. Greenhalgh outlined her memo to the Board on this subject dated February 4, 2016. Chairman Hughes said that this needs to be run by Town Counsel. Ms. Brown questioned why a \$1 million dollar figure is cited in question 3 when there has never been an offer for that. She pointed out that Ms. Cebula had previously stated that the \$20-\$30K tax estimate in that same question seemed low. Ms. Brown further commented that there has been discussion in the community about not having 4 detailed questions but instead having there just be two choices, do you want to retain the property perhaps for relocation of Town Hall or other private and/or non-profit use or do you want to sell. She said there is also a third question of demolition. Chairman Hughes said the question could just say do you favor the sale of the building and the land to an outside developer for affordable or senior housing purposes and leave out the dollar value and Ms. Cebula agreed. Ms. Brown suggested melding together questions 1 and 4 and Mr. LaMantia disagreed and said they are different. Ms. Cebula questioned if explanations will be in the warrant. Mr. Clark said there is no issue with having the explanations in the warrant. Mr. LaMantia stated that in question 2, we should add that this reduces the Town's expenses each year by \$125K and the Board agreed. Chairman LaMantia said the range of \$650K to \$1 million should remain in question 3. Chairman Hughes suggested changing it to \$650K or better. Ms. Brown disagreed and Chairman Hughes suggested adding that the Town previously received an offer of \$650K. Ms. Cebula clarified that it is \$672K. Chairman Hughes suggested adding after Harwich Middle School Building in the introduction "which currently costs the Town \$125K" and Mr. MacAskill said that it makes more sense to put that in question 2 and Ms. Brown and Chairman Hughes disagreed. The Board discussed amending the agreement as to how the

property gets split up and they requested to see the map of the property. The Board discussed adding the words “as is” to question 4 and Ms. Greenhalgh noted that it was there and the Board had already requested to remove it. Ms. Brown stated that question 4 should state that lease revenue would be generated for the Town.

NEW BUSINESS

- A. Request by Housing Committee to remove member because of lack of attendance –
discussion and possible vote

Mr. MacAskill move to approve the request by the Housing Committee to remove a member because of lack of attendance (John McGillen). Mr. LaMantia seconded the motion and the motion carried by a unanimous vote.

- B. Refer proposed Zoning Code Amendments to the Planning Board for Public Hearing –
discussion and possible vote

Mr. LaMantia suggested adding “with the authorization of the property owner” under Section G. Mr. Spitz said that would be fine but they are planning to put forward the wording as presented to the initial public hearing. He said he doesn’t want to change the language and come back to the Board again. Chairman Hughes said that this is just feedback and Mr. Spitz said he would take it to the Public Hearing as feedback. Ms. Cebula moved to refer the proposed Zoning Code Amendments as presented to the Planning Board for a public hearing. Ms. Brown seconded the motion and the motion carried by a 3-2-0 vote with Mr. LaMantia and Mr. MacAskill in opposition.

TOWN ADMINISTRATOR’S REPORT

- A. Enterprise Fund and Solar Revenue

Mr. Clark said he would provide the email from John Giorgio on this topic that was received today. He noted that the Board had asked him to have Mr. Giorgio weigh in with regard to the money being refunded to the Water Department and he basically came back and said that is the process you should utilize and if there was a contrary opinion from the Department of Revenue, then he wanted to review it.

- B. MRSD Charter School and School Choice Summary

Mr. Clark noted that the Board has been provided with a summary on School Choice and Ms. Cebula asked him to get the beginning and end balances.

ADJOURNMENT

Chairman Hughes adjourned the meeting at 8:12 p.m.

Respectfully submitted,
Ann Steidel
Recording Secretary

Related Documents - 2/10/16 BOS Meeting

- 01 Agenda.pdf
- 02 Hall of Fame - David Scannell.pdf
- 03 Presidential Primary Warrant.pdf
- 04 Hot Stove at CVGC Liquor License.pdf
- 05 Ember Liquor License.pdf
- 06 Budget Warrant Timeline.pdf
- 07 FY 17 TA Budget Message.pdf
- 08 TA Budget S & P 10 Top Mgmt Characteristics.pdf
- 09 TA Budget S & P General Obligation.pdf
- 10 FY 2017 Budget Presentation February 8 2016 -FINAL.pdf
- 11 Capital Budget Summary.pdf
- 12 Non-Binding Ballot Question - Middle Sch.pdf
- 13 Housing Committee Request.pdf
- 14 Proposed Zoning Code Amendments.pdf
- 15 TA Rpt - Enterprise Fund Manual.pdf
- 16 MRSD Charter School and School Choice Summary.pdf